

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: <div>93</div>				
% of Funds Committed	<div>91.21</div> %	<div>93.02</div> %	<div>57</div>	<div>93.55</div> %	<div>25</div>	<div>27</div>	
% of Funds Disbursed	<div>80.56</div> %	<div>85.70</div> %	<div>65</div>	<div>86.03</div> %	<div>20</div>	<div>20</div>	
Leveraging Ratio for Rental Activities	<div>3.02</div>	<div>5.84</div>	<div>58</div>	<div>4.83</div>	<div>25</div>	<div>34</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>77.48</div> %	<div>73.48</div> %	<div>52</div>	<div>81.34</div> %	<div>25</div>	<div>21</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>58.23</div> %	<div>69.70</div> %	<div>53</div>	<div>70.65</div> %	<div>25</div>	<div>25</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>84.95</div> %	<div>81.37</div> %	<div>40</div>	<div>81.57</div> %	<div>68</div>	<div>52</div>	
% of 0-30% AMI Renters to All Renters***	<div>50.55</div> %	<div>41.01</div> %	<div>36</div>	<div>45.66</div> %	<div>68</div>	<div>58</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>95.07</div> %	<div>96.42</div> %	<div>60</div>	<div>96.25</div> %	<div>31</div>	<div>27</div>	
Overall Ranking:			In State: <div>47</div> / <div>93</div>	Nationally: <div>32</div>	<div>35</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$26,035</div>	<div>\$35,678</div>		<div>\$27,146</div>	<div>1,096</div> Units	<div>62.60</div> %	
Homebuyer Unit	<div>\$48,180</div>	<div>\$21,129</div>		<div>\$15,140</div>	<div>352</div> Units	<div>20.10</div> %	
Homeowner-Rehab Unit	<div>\$12,340</div>	<div>\$27,430</div>		<div>\$20,860</div>	<div>301</div> Units	<div>17.20</div> %	
TBRA Unit	<div>\$0</div>	<div>\$2,699</div>		<div>\$3,210</div>	<div>1</div> Units	<div>0.10</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Jose CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$104,633	\$359,432	\$12,347
State:*	\$137,282	\$115,376	\$28,718
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ:	1.0 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	37.5	35.2	50.2	100.0	Single/Non-Elderly:	44.3	44.9	21.9	100.0
Black/African American:	16.6	3.1	3.7	0.0	Elderly:	27.2	1.7	42.5	0.0
Asian:	5.0	27.8	16.9	0.0	Related/Single Parent:	14.3	15.1	12.0	0.0
American Indian/Alaska Native:	0.4	0.6	1.7	0.0	Related/Two Parent:	11.6	25.0	16.9	0.0
Native Hawaiian/Pacific Islander:	2.0	2.8	1.3	0.0	Other:	2.4	13.4	6.6	0.0
American Indian/Alaska Native and White:	0.7	0.3	1.0	0.0					
Asian and White:	0.0	0.6	1.0	0.0					
Black/African American and White:	0.0	0.3	1.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.3	0.0					
Other Multi Racial:	1.1	3.7	5.3	0.0					
Asian/Pacific Islander:	10.5	1.7	0.0	0.0					
ETHNICITY:									
Hispanic	26.3	23.9	17.6	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	56.7	43.2	33.9	100.0	Section 8:	15.0	0.0 [#]		
2 Persons:	21.5	19.6	33.9	0.0	HOME TBRA:	9.0			
3 Persons:	12.4	19.0	14.6	0.0	Other:	10.5			
4 Persons:	6.2	12.2	8.6	0.0	No Assistance:	65.5			
5 Persons:	1.8	4.3	5.6	0.0					
6 Persons:	1.1	1.1	2.0	0.0					
7 Persons:	0.1	0.6	0.7	0.0					
8 or more Persons:	0.1	0.0	0.7	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			30	

* The State average includes all local and the State PJs within that state

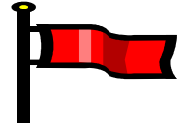
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Jose State: CA Group Rank: 32
 (Percentile)
 State Rank: 47 / 93 PJs Overall Rank: 35
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	77.48	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	58.23	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	95.07	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	3.17	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

